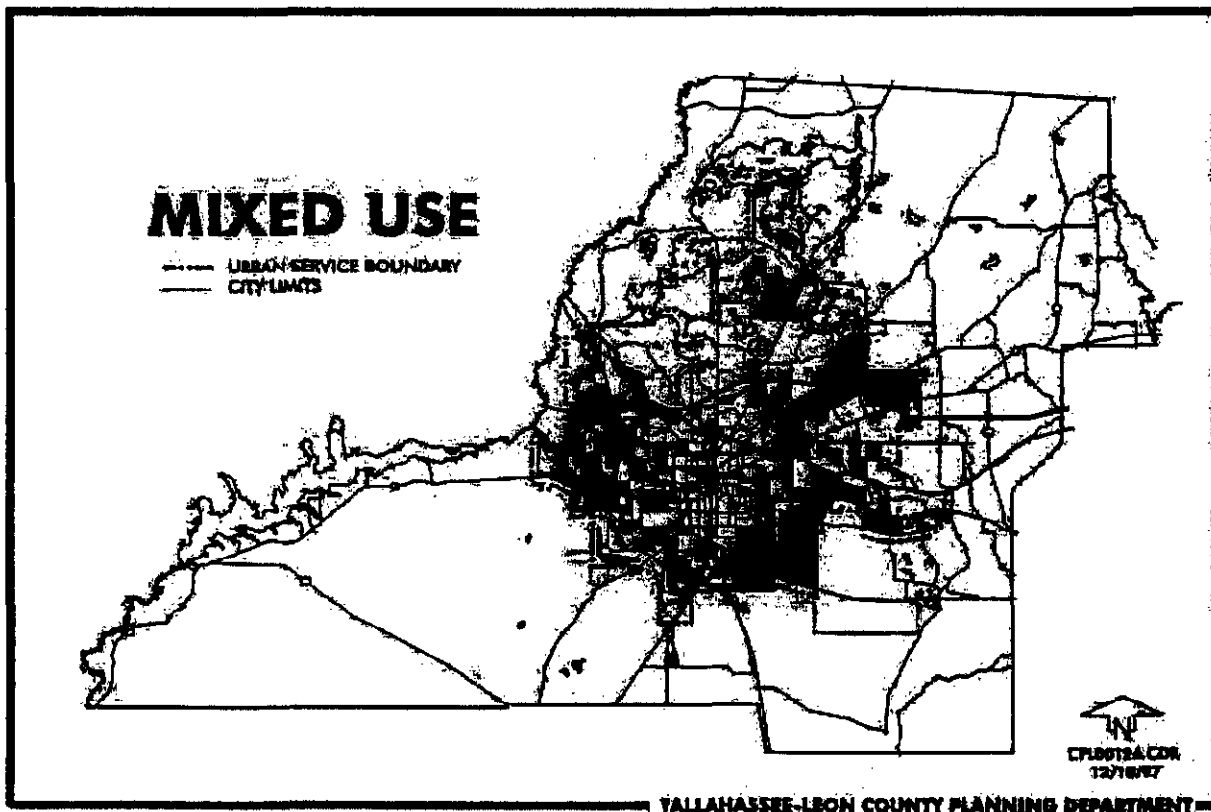


Land Use Element



MIXED USE (Rev. Effective 12/23/96)

The Mixed Use Category is depicted on the Future Land Use Map as three different overlays: Mixed Use A, Mixed Use B and Mixed Use C. Each of these three different Mixed Use overlays establish differing proportions of allowed land uses and land use densities and intensities. These Mixed Use overlays are intended to be implemented by zoning districts which will reflect eleven different development patterns which are described in Objectives 1.7 and 6.1.

The Mixed Use Development patterns shall be applied through zoning and Land Development Regulations in a manner consistent with the Future Land Use Map delineation of Mixed Use overlays A, B and C. These eleven different development patterns are not intended to be mapped as part of the Future Land Use Map, rather they are intended to serve as a mechanism to assure that the appropriate location and mixture of land uses occur within each Mixed Use overlay.

Commercial development allocations in the Mixed Use Future Land Use Category are intended to limit gross leasable square footage per parcel as defined in the Land Development Regulations.

Land Use Element

MIXED USE B (Rev. Effective 12/23/96)

Intended Function: Create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities in close proximity to low to medium density residential land uses. Employment opportunities should be located close residential areas, if possible within walking distance. Business activities are not intended to be limited to serve area residents; and as a result may attract shoppers from throughout larger portions of the community.

To complement the residential aspects of this development pattern, recreational opportunities, cultural activities, commercial attractions and night spots should be located nearby.

To reduce automobile dependency of residents and employers alike, mass transit stops should be located at both resident population centers and major businesses and employment centers.

All of the development patterns are appropriate within Mixed Use B as described in Policy 1.7.10. The development pattern descriptions established under Objective 1.7 guide the density and intensity, location and access to areas of complementary land use.

Allowed land uses within the Mixed Use B future land use category shall be regulated by zoning districts which implement the intent of this category, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Mixed Use B future land use category. In those areas lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use. Any evaluation of a proposed change of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure.

Land Use Element

MIXED USE DEVELOPMENT PATTERNS

Objective 1.7: [L] (Effective 12/23/96)

The Comprehensive Plan provides an overall vision for the community. The arrangement of land uses is a major factor in achieving this vision. Within the Mixed Use Future Land Use Categories, land uses may be further separated to achieve efficient and environmentally sound development patterns and to promote the Plan's overall vision. This objective and its policies describe the development patterns associated with the Mixed Use Future Land Use Categories.

The following statements of intent express, in part, the overall vision of the community as established in the Comprehensive Plan. These statements of intent explain the basis for the development patterns described in the following policies and shall be achieved through the zoning process and other Land Development Regulations as appropriate. Application of these development patterns in combination with each other is expected to achieve these intents. Individual development patterns may only partially achieve the following purposes:

- a) Provide opportunity for residential, shopping, employment, education and recreation use within walking distance of each other;
- b) Promote higher density housing and concentrations of nonresidential activity in close proximity to each other;
- c) Provide for a range of housing opportunities which does not isolate families or individuals based upon age, income or race;
- d) Ensure that mapping of zoning districts is consistent the long term protection of environmental features;
- e) Ensure that mapping of zoning districts will be appropriate to location, access and surrounding land use;
- f) Ensure that mapping of zoning districts is consistent with the phasing and availability of infrastructure;
- g) Encourage a mix of complimentary land uses and concentrations of mixed use development in appropriate locations;
- h) Promote development patterns which reduce trip length and/or the need for private automobile travel;
- i) Ensure that zoning implementation does not promote sprawl development, nor concentrations of single use development; and
- j) Scale development densities and intensities to provide a range of appropriately located development patterns.

Policy 1.7.3: [L] - Low Density Residential Office Development Pattern *(Rev. Effective 7/2/99)*

INTENT - The Low Density Residential Office development pattern is intended to provide areas for office employment and residential uses in close proximity to each other. While conversion of existing residential structures on arterial and collector streets to office use is a situation where this development pattern will be applied, this development pattern should not be applied to such an extent that it would disrupt the viability of residential neighborhoods and adjacent residential properties. Zoning districts will be created to distinguish Residential Office areas by density and intensity, so that developments are scaled appropriately to their setting. It is also intended that community facilities (Recreation, Community Services and Light Infrastructure) related to residential or office use be allowed in a manner which would ensure the protection of adjacent uses.

DENSITY/INTENSITY - Redevelopment or reuse of existing residential or office uses in this development pattern shall have a maximum gross density of eight dwelling units per acre and/or an intensity not to exceed the floor area of the existing structure. New development in the Low Density Residential Office Development Pattern shall have a maximum gross density of eight dwelling units per acre and nonresidential gross building area shall not exceed 10,000 square feet per acre and non-residential gross building area shall not exceed 10,000 square feet per acre. For mixes of residential and non-residential development on one parcel an overall limit to building floor area will be set at 12,500 square feet per acre.

LOCATION - Mixed Use A, B and C areas are appropriate for zoning of Low Density Residential Office for low density/low intensity uses. Additional criteria are as follows: Transition areas between Activity Center, Central Urban, University Transition and Downtown Future Land Use categories and Medium Density Residential, Village Center, Medical Center and Urban Pedestrian Center Mixed Use development patterns to Low Density Residential and Residential Preservation; and Transitional land use areas along arterial and collector roadways and Areas of Low Density Residential Office as a principal land use along arterial and collector roadways.

ACCESS - Areas zoned for the Low Density Residential Office development pattern shall have access to an arterial or collector roadway.

Policy 1.7.4: [L] - Medium Density Residential Office Development Pattern
(Rev. Effective 7/2/99)

INTENT - The Medium Density Residential Office development pattern is intended to provide areas for office employment and residential uses in close proximity to each other. The Residential Office development pattern is intended in some locations to serve as an employment and residential area with medium densities and intensities. Zoning districts will be created to distinguish Medium Density Residential Office areas by density and intensity, so that developments are scaled appropriately to their setting. It is also intended that community facilities (Recreation, Community Services, Light Infrastructure and Post Secondary Schools) related to residential or office use be allowed in a manner which would ensure the protection of adjacent uses. Ancillary first floor commercial use may also be permitted in Medium Density Residential Office.

DENSITY/INTENSITY - Residential use within this development pattern shall have a minimum density of 6 dwelling units per acre unless constraints of concurrency or natural features would preclude attainment of the minimum density and a maximum density of 16 dwelling units per acre in Mixed Use A and of 20 dwelling units per acre in Mixed Use B and C and nonresidential use shall not have a gross building area exceeding 20,000 square feet per acre. In Mixed Use C areas, nonresidential floor area may be up to 40,000 square feet per acre and building height up to six stories, if parking structures are provided for at least 50% of the parking spaces.

Land Use Element

LOCATION - Mixed Use A, B and C areas are appropriate for zoning of Medium Density Residential Office density medium intensity uses. Additional criteria for mapping these areas are as follows: Areas of existing offices and multi-family uses; Areas adjacent to the Central Urban, University Transition and Downtown Future Land Use categories and Medium Density Residential, Village Center, Suburban Corridor, Medical Center and Urban Pedestrian Center Mixed Use development patterns; and Areas of Medium Density Residential Office as a principal land use along arterial and collector roadways.

ACCESS - Areas zoned for the Medium Density Residential Office development pattern shall have access to an arterial or collector roadway.

Policy 1.7.5: [L] - Village Center Development Pattern *(Rev. Effective 7/2/99)*

INTENT - The Village Center development pattern is intended to provide locations for offices and commercial uses which provide goods and services, that people frequently use, in close proximity to their homes. Village Centers are intended to be compact and not promote strip commercial development; therefore, zoning districts implementing this development pattern will include limitations on arterial and collector street frontage and maximum development pattern size, not to exceed 20 acres and 200,000 square feet of commercial use per parcel, except a Village Center may be as large as 30 acres if its gross square footage does not exceed 250,000 square feet. Village Centers are characterized by a scale and design that is compatible with nearby residential areas and zoning districts implementing this development pattern will include appropriate development standards. Zoning districts may include additional thresholds in order to size Village Centers in relation to the needs of the surrounding area. It is also intended that community facilities (Recreation, Community Services and Light Infrastructure) related to the principal use of this development pattern be allowed in a manner which would ensure the protection of adjacent uses.

DENSITY/INTENSITY - Nonresidential development shall not exceed 12,500 square feet of a gross building area per acre for Village Centers 20 acres and less. Nonresidential development shall not exceed 250,000 square feet of gross building area for Village Centers from 20 to 30 acres in size. Residential use is permitted on the second floor and above, above office or commercial use, up to a maximum density of sixteen dwelling units per acre.

LOCATION - Mixed Use A and B areas; and Mixed Use C areas in which the Urban Pedestrian Center would be inconsistent with existing development patterns are appropriate for zoning Village Centers. Additional criteria for zoning these areas are as follows: Areas adjacent to low and medium density residential development; and Areas adjacent to the Residential Preservation and University Transition Future Land Use categories and Low Density Residential, Medium Density Residential, Suburban Corridor, Medical Center and Urban Pedestrian Center Corridor Mixed Use development patterns.

ACCESS - Areas zoned for the Village Center development pattern shall have access to an arterial or collector roadway.